

1 Coldbath Square London EC1

*** Economical offices, with car parking ***

Available in floors or as a self-contained building

240 – 1,575 sq ft (22 - 146 sq m) approx

Location

The property is located within an attractive, private Courtyard development, approached from Rosebery Avenue, Farringdon Road and Bakers Row. Exmouth Market is within a few minutes' walk, and Clerkenwell Green, Leather Lane Market and Smithfield are all close by.

Farringdon Station, one of London's premier transport hubs, is within easy walking distance, providing underground access through Circle, Hammersmith & City and Metropolitan lines, and mainline connections via Thameslink services, as well as the Elizabeth Line (when complete).



Accommodation

The accommodation, approached via a large reception area, is arranged over Lwr gnd, gnd, 1st & 2nd floors and is available either as a self-contained building, or in individual floors.

The 1st & 2nd floors are fully fitted, furnished and ready for immediate occupation, each comprising of an open plan workspace and single private office/meeting room; the gnd floor is arranged in open plan; the lwr gnd is open plan, with a fully fitted kitchenette.



Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates (est)	Total
2	465	£14,500	£4,650	£8,100	£27,250
1	475	£14,000	£4,750	£8,100	£26,850
Gnd	240	£7,100	£2,400	£4,100	£13,600
Lwr	395	£7,900	£3,950	£5,000	£16,850
Total	1,575	£43,500	£15,750	£25,300	£84,550

Amenities

- * Fully fitted, cabled & furnished
- * Fibre connectivity
- * Underfloor trunking
- * Flexible leasing terms
- * Can be offered unfurnished, if required
- * Fitted kitchenette (3rd) & communal facilities available
- * Excellent natural light
- * Secure car parking available (by separate agreement)

Leasing terms

On a floor by floor basis, standard form flexible new leases are available for terms from 12 months – 3 yrs, by arrangement, with immediate possession.

A term by arrangement is available for the whole.

Viewing

Strictly by appointment through sole letting agents:

Gale Priggen & Co 020 7404 5043

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